

Planning and Development Department Update

DATE: January 9, 2015
TO: Mayor Setti D. Warren
FROM: James Freas, Acting Director of Planning and Development
RE: Friday Report
CC: Board of Aldermen
Maureen Lemieux, Chief of Staff and Chief Financial Officer
Dori Zaleznik, Chief Administrative Officer



This weekly report is intended to keep you informed of current development proposals and other noteworthy planning and development activities as follows:

Monday 1/12/15	<ul style="list-style-type: none">• Zoning & Planning Committee, 7:45 p.m., Room 205• Commission on Disability, 6:30 p.m., Room 204
Tuesday 1/13/15	<ul style="list-style-type: none">• Land Use Committee Public Hearing, 7:00 p.m., Aldermanic Chamber, 207• Auburndale Historic District Commission, 7:30 p.m., Room 205• Economic Development Commission, 7:30 p.m., Room 204
Wednesday 1/14/15	<ul style="list-style-type: none">• Newton Housing Partnership, 7:45 a.m., Room 211
Thursday 1/15/15	<ul style="list-style-type: none">• Conservation Commission, 7:00 p.m., Room 204• Newton Upper Falls Historic District Commission, 7:30 p.m., Room 205



Welcome Judith Menon! The Planning Department is excited to welcome Judith as our new Community Development Programs Manager. She joined the Housing and Community Development Division on Monday, January 5th, and will be overseeing CDBG and ESG funded programs. Prior to coming to Newton, Judith spent six years at Empire State Development in New York. At ESD, she helped implement financial and technical assistance programs for small businesses across the state. She earned her Master's in Urban Policy Analysis and Management at Milano, The New School University. **Judith can be reached at 617-796-1125 or jmenon@newtonma.gov.**

- **Zoning & Planning Committee:** The Committee will meet on **Monday, January 12th** at 7:45 p.m. in Room 205. The following items will be heard: **#7-15**, appointment of Judith Malone Neville to the Newton Upper Falls Historic District Commission; **#482-14**, acceptance by the City of a preservation restriction at 7 Norman Road; **#376-14 & #80-13**, updates on the Zoning Reform project; **#352-14**, changing the date for validation of an existing accessory apartment to December 31, 1999. **Contact James Freas at 617.796.1137 or jfreas@newtonma.gov.**
- **Commission on Disability:** The Commission will meet on **Monday, January 12th** at 6:30 p.m. in Room 204, Newton City Hall. More information can be found at www.newtonma.gov/gov/executive/disability/default.asp. Contact **John Lojek at 617.796.1064 or jlojek@newtonma.gov.**
- **Land Use Committee Public Hearing:** The Committee will hold a Public Hearing on **Tuesday, January 13th** at 7:00 p.m. in the Aldermanic Chamber, Room 207, with a Working Session to follow in Room 211. The following proposals will be discussed: **#443-14** to construct a 148 square-foot kitchen, pantry, and mudroom addition, which will increase the Floor Area Ratio from .50 to .53, where .44 is the maximum allowed by right at **89 Erie Avenue**; **#472-14** to expand the sale of food, extend self-service gas sales, modify signage, waive the dimensional requirements for maneuvering aisles and maximum driveway width, and to waive landscaping, screening and lighting requirements at **979 Watertown Street**; **#473-14** to construct a three-car garage and living space with an accessory apartment exceeding 1,000 sf above it, increasing the Floor Area Ratio from .28 to .39, where .33 is allowed by right, at **100 Evelyn Road**; **#474-14** to renovate The Mall at Chestnut Hill's exterior façade to incorporate newly-expanded vestibules at the north and south entrances, enhancing ADA accessibility, and to add six additional secondary signs not exceeding 250 square-feet each at **199 Boylston Street**; **#475-14** to allow 17 indoor seats and ten outdoors seats for an existing yogurt shop and to waive four parking stalls at

665 Watertown Street; #476-14 to expand the number of seats in an existing restaurant from 88 to 96 and to waive three parking stalls at **30 Langley Road; #477-14** to construct an addition at the rear of an existing single-family dwelling (571 sf of basement space to be used as a garage and 571 sf on the first floor for an expanded kitchen and family room), which will increase the Floor Area Ratio from .35 to .48, where .40 is the maximum allowed by right, at **15 Larchmont Avenue; #478-14** to construct a two-story addition to the rear of a single-family dwelling and a single-story attached garage and foyer, which will increase the Floor Area Ratio from .39 to .44, where .35 is the maximum allowed by right, at **1004 Centre Street; #479-14** to extend an existing 18-foot dormer by an additional 11.5 feet, which will create a dormer wider than 50% of the length of the exterior wall of the story below, at **29 Kewadin Road. Contact Alexandra Ananth at 617.796.1121 or aananth@newtonma.gov.**

- **Auburndale Historic District Commission:** The Commission will meet on **Tuesday, January 13th** at 7:30 p.m. in Room 205. The following requests will be considered: **20 Fern Street**, to replace roofing and windows, extend rear roof, install rear dormers and skylights and relocate second floor porch door; **256 Woodland Road**, to replace house and garage roof and siding, windows and exhaust vent; **1844 Commonwealth Avenue, Lasell College**, to install a variable heat pump; Administrative discussion to include approval of meeting minutes. **Contact Barbara Kurze at 617.796.1129 or bkurze@newtonma.gov.**
- **Economic Development Commission:** The Commission will meet on **Tuesday, January 13th** at 7:30 p.m. in Room 204. Items on the agenda include a discussion of plan and priorities for 2015, an update on the N2 Corridor and MassWorks grant applications; Highland Avenue/Needham Street Corridor 25% design public hearing; nomination of 2015 officers and any new business that may come before the board. **Contact Nancy Hyde at 617.796.1122 or nhyde@newtonma.gov.**
- **Newton Housing Partnership:** The Partnership will meet on **Wednesday, January 14th** at 7:45 a.m. in Room 211. The Partnership will discuss potential affordable housing strategies for the FY16-20 HUD Consolidated Plan. **Contact Robert Muollo at 617.796.1146 or rmuollo@newtonma.gov.**
- **Conservation Commission:** The Commission will meet on **Thursday, January 15th** at 7:00 p.m. in Room 204. The following items will be heard: **140 Countryside Road**, violation in buffer zone; presentation by **Eagle Scout** candidate on proposed boardwalk project at Webster Conservation Area; Null Suffolk Road, **Houghton Garden's**, tree removal project; **195 Islington Road**, informal discussion about new location for proposed dock; **32 Suffolk Road**, informal discussion about outdoor lighting; **Land management budget** update; **Eagle Scout** update; **Friends of Kennard** update; **Warren Street entrance to Webster Conservation Area** update. Administrative discussions will include meeting minutes, affordable housing , **draft Tree Removal Policy, MACC Annual Environmental Conference**, and the **Open Space Open House**. A detailed agenda can be found at www.newtonma.gov/gov/planning/conserv/age/2013.asp. **Contact Jennifer Steel at 617.796.1134 or jsteel@newtonma.gov.**
- **Newton Upper Falls Historic District Commission:** The Commission will meet on **Thursday, January 15th** at 7:30 p.m. in Room 205. The following requests will be considered: **1009 Chestnut Street**, to replace two storefront doors; **12 Shawmut Park**, to replace windows, remove front porch enclosure and replace floorboards; **260 Elliot Street**, to rehabilitate the property into two residential condominium units; **18 Cliff Road**, to install rear dormers; **80-82 High Street**, to install rail system for second story back porch ex post facto; Administrative discussion to include approval of meeting minutes; election of chairman, vice chairman and secretary; update on windows approved in the district; and proposed Historic District mailing. **Contact Barbara Kurze at 617.796.1129 or bkurze@newtonma.gov.**
- **Community Preservation Committee February 1st funding deadline:** Projects for affordable housing, historic resources, open space or recreation land that would like to be considered for a grant in the fall 2015 funding round must contact staff by **February 1st, 2015** to request the required in-person orientation meeting, which allows us to create the customized form you must use to request funds for your project. Also, an **affordable housing proposal** for **Taft Avenue** (West Newton, \$548,029 requested by CAN-DO,) is now available from the [Proposals & Projects – Pending](#) part of the CPC website. A public hearing for this project is tentatively scheduled for February 14th. For assistance, contact **Community Preservation Program Manager Alice Ingerson at 617.796.1144 or aingerson@newtonma.gov.**